

SNAPSHOT of HOME Program Performance--As of 03/31/11
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	C	Overall
			PJs in State:	30			
Program Progress:							
% of Funds Committed	100.00 %	99.45 %	1	97.21 %	100	100	
% of Funds Disbursed	98.90 %	95.34 %	7	90.53 %	86	89	
Leveraging Ratio for Rental Activities	15.46	5.18	1	4.97	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	90.77 %	1	85.01 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	89.16 %	72.60 %	10	73.71 %	75	78	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	85.51 %	81.82 %	12	81.48 %	50	54	
% of 0-30% AMI Renters to All Renters***	44.93 %	36.36 %	6	45.54 %	47	0	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	98.50 %	1	96.14 %	100	100	
Overall Ranking:			In State:	2 / 30	Nationally:	86	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$16,259	\$20,239		\$28,248	69 Units	6.50 %	
Homebuyer Unit	\$9,120	\$17,098		\$15,487	837 Units	79.10 %	
Homeowner-Rehab Unit	\$21,942	\$16,511		\$0	152 Units	14.40 %	
TBRA Unit	\$0	\$5,823		\$3,211	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (287 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Scranton PA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$75,955	\$57,392	\$28,200
State:*	\$103,966	\$43,461	\$16,511
National:**	\$101,183	\$78,322	\$24,013

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.2 %

R.S. Means Cost Index: 0.96

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	81.2	90.2	93.3	0.0	Single/Non-Elderly:	30.4	27.2	27.3	0.0
Black/African American:	7.2	3.7	1.3	0.0	Elderly:	5.8	4.8	14.7	0.0
Asian:	0.0	0.4	0.0	0.0	Related/Single Parent:	40.6	28.2	18.7	0.0
American Indian/Alaska Native:	1.4	0.0	0.0	0.0	Related/Two Parent:	14.5	30.5	32.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	8.7	7.2	7.3	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.7	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.7	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.5	1.3	0.0					
Asian/Pacific Islander:	0.0	0.6	0.7	0.0					
ETHNICITY:									
Hispanic	10.1	3.3	2.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	33.3	27.9	27.3	0.0	Section 8:	26.1	0.9 [#]		
2 Persons:	29.0	19.6	22.0	0.0	HOME TBRA:	0.0			
3 Persons:	23.2	18.9	15.3	0.0	Other:	0.0			
4 Persons:	5.8	18.0	17.3	0.0	No Assistance:	73.9			
5 Persons:	7.2	9.9	10.7	0.0					
6 Persons:	1.4	2.9	3.3	0.0					
7 Persons:	0.0	0.9	1.3	0.0					
8 or more Persons:	0.0	0.5	2.7	0.0	# of Section 504 Compliant Units / Completed Units Since 2001			14	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Scranton

State: PA

Group Rank: 86
 (Percentile)

State Rank: 2 / 30 PJs

Overall Rank: 0
 (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 79.77%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 57.73%	89.16	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	85.51	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.23%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.200	0.19	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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